

002.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

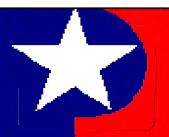
889,100 / 889,100

USE VALUE:

889,100 / 889,100

ASSESSED:

889,100 / 889,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
86-88		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: STOFF DAVID--ETAL	
Owner 2: INGRAM JENNIFER A	
Owner 3:	
Street 1: 88 FAIRMONT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION
This parcel contains .143 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
R2
TWO FAMIL
100
water
Sewer
Electri
Census:
Flood Haz:
D
Topo
s
Street
t
Gas:

BUILDING PERMITS
Date
Number
Descrip
Amount
C/O
Last Visit
Fed Code
F. Descrip
Comment

9/16/2015	1339	Re-Roof	9,625	9/16/2015			Strip and re-roof.
8/11/2008	905	Porch	34,415 C				repair existing po
7/1/1998	445	Wood Dec	2,000 C				WDK

ACTIVITY INFORMATION
Date
Result
By
Name

8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
9/23/1999	Meas/Inspect	163	PATRIOT
10/1/1981		CM	

LAND SECTION (First 7 lines only)
Use
Description
LUC
Fact
No of Units
Depth /
Price/Units

Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
104	Two Family		6223	Sq. Ft.	Site	0	80.	0.88	1		Road Co	-5	Water	-5		438,032					438,000

Total AC/HA: 0.14286

Total SF/SM: 6223

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 438,032

Spl Credit

Total: 438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:												
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:												
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Fair														
Color: GREEN	View / Desir:	A Kits:	Rating:														
<b>GENERAL INFORMATION</b>				Fpl:	Rating:												
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:	WSFlue:	Rating:													
Alt LUC:	Alt %:																
Jurisdict:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Phys Cond: AV - Average	31. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL							
Sec Int Wall:	%	Economic:	%	Override:	%	Interior:	2	5	2								
Partition: T - Typical	Total: 31 %	Special:	%														
Prim Floors: 3 - Hardwood		Override:	%														
Sec Floors: 4 - Carpet	25 %																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 002.0-0005-0010.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:			Total Special Features:					Total:							

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 2		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 10	BRs: 4	Baths: 2	HB: 1

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

**RES BREAKDOWN**

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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,100	59.510	65,459	UAT	100	FLA		100	F
FFL	First Floor	1,100	198.360	218,195						
SFL	Second Floor	1,100	198.360	218,195						
UAT	Upper Attic	275	111.080	30,547						
OPF	Open Porch	230	23.140	5,323						
OSP	Screen Porch	170	28.180	4,791						
EFP	Enclos Porch	60	70.970	4,258						
Net Sketched Area: 4,035				Total: 546,768						
Size Ad	2200	Gross Area	4860	FinArea	2475					

**SUB AREA DETAIL**

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**IMAGE**



**AssessPro Patriot Properties, Inc**